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HUNNEMAN AND COMPANY INC
APPRAISAL DEPARTMENT

TRANSIENT HOUSING STUDY

Fenway Urban Renewal Area

Mass. R-115

Prepared for

Boston Redevelopment Authority

May 20, 1968

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HUNNEMAN AND COMPANY INC REALTORS

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May 20, 1968

Mr. Hale Champion
Development Administrator
Boston Redevelopment Authority
City Hall Annex
Boston, Massachusetts 02201

Dear Sir:

In accordance with the contract dated August 4, 1967 and amended November 22, 1967, between Hunneman and Company, Inc. and the Boston Redevelopment Authority, we have completed the Transient Housing Study with respect to the Fenway Urban Renewal Area and submit our report herewith.

Very truly yours,

Paul G. Kinsella

Paul G. Kinsella
Vice President

PGK/ems

BACK BAY/BOSTON 607 BOYLSTON STREET | CAMBRIDGE 18 BRATTLE STREET | MILTON 97 ADAMS STREET | ANDOVER 66 MAIN STREET | SOUTH HAMILTON DEPOT SQUARE | GLOUCESTER 19 PLEASANT STREET

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SECTION A

PURPOSE OF REPORT

This report has been prepared in accordance with a contract dated August 4, 1967 and amended November 22, 1967 between the Boston Redevelopment Authority and Hunneman and Company, Inc.

The contract, as amended, specifies that Hunneman and Company, Inc., shall prepare a Transient Housing Study for the Fenway Urban Renewal Area which shall meet the requirements set forth in Section 106(g) of the Housing Act of 1949, as amended:

> "No provision permitting the new construction of hotels or other housing for transient use in the redevelopment of any urban renewal area under this title shall be included in the urban renewal plan unless the community in which the project is located, under regulations prescribed by the Administrator, has caused to be made a competent independent analysis of the local supply of transient housing and as a result thereof has determined that there exists in the area a need for additional units of such housing."

Specifically, the Boston Redevelopment Authority has requested that Hunneman and Company, Inc., determine whether there is a need for additional transient facilities in the Fenway area. If such need is found to be present, we have

been asked to evaluate the desirability of two designated sites within the Fenway project and recommend the size and type of transient facilities which would satisfy present and future demand.

BACK BAY
FENS
TURNPIKE
MASSACHUSETTS AVENUE
MASS
HUNTINGTON AVENUE
Expansion Area
(Site A)
A
B
PRUDENTIAL
CENTER
PARCEL 15
COMMONWEALTH AVE.
BACK BAY
WAY URBAN RENEWAL PROJECT BOUNDARY
FOR: HUNNEMAN & COMPANY, INC.

SECTION B

CONCLUSIONS AND RECOMMENDATIONS

In preparing this transient housing study for the purpose of determining the need for additional transient accommodations to be located in the Fenway Project Area, we have considered not only the total supply and demand for such facilities in the entire Boston area but also the supply and demand for transient housing in that area of the city proximate to the Prudential Center. Finally, we have evaluated two specific sites within the Fenway Project as to their feasibility for transient accomodations.

During our investigation of the Boston hotel and motel market, we have found unanimous agreement on the part of those connected with the transient housing industry that there is a serious need for new accommodations in the city. Numerous other recent studies and surveys pertaining to this particular situation are in accord with this conclusion.

In spite of the apparent desire for additional transient housing in Boston, we have endeavored to conduct an objective study which, we believe, substantiates the practical economic need for additional facilities in the city and, more importantly, in the area proximate to the Prudential Center.

Our analysis of the Boston transient housing market indicates that, at the present time, there are about 6000 first-class transient rooms in the city and in close-in areas. About 35% of these have been built in the last two decades while 2478 have been retired. On the basis of comparison with national experience, Boston has a deficiency of 346 transient rooms at this time. In the meantime, an additional 1581 rooms may have become too obsolescent to be competitive. We therefore conclude that, without any increase in demand, the Boston transient housing market can absorb about 1900 new rooms in the coming years.

We believe that economic outlook for Boston is encouraging. In recent years a number of major developments have been completed and several are planned for the future. In light of this economic growth it is reasonable to expect the demand for transient housing will increase. Approximately 2000 new transient rooms will be added to the Boston total in the next decade and, of these, about 1600 will be in the city. None is planned for the area proximate to the Prudential Center.

Our conclusion is that, in light of the number of existing and planned first-class facilities in the city, an additional 600 rooms can be built in the next decade without creating an

oversupply. We believe these accommodations should be located in the area proximate to the Prudential Center.

Having evaluated two specific sites for transient housing within the Fenway Urban Renewal Project, we recommend that Site A should be enlarged so as to contain a minimum area of 26,772 square feet. Without such expansion we believe it unsuitable for a transient facility. Site A having an area of 26,772 square feet would be appropriate for a 200-unit motel or motor inn, and it is our opinion that this number would satisfy existing demand in this location. We also suggest that, in anticipation of future demand, consideration should be given to the acquisition of land and air rights adjacent to the expanded site for construction of an additional 100 or 150 rooms at a later date. We recommend that Site B would be suitable for a major transient hotel containing about 400 rooms.

SECTION C

ASSUMPTIONS

In preparing this report the following general assumptions have been made:

1. That a major economic depression will not occur during the development period of the Fenway Urban Renewal Project.

2. Published industry statistics and information obtained for this report from knowledgeable sources are regarded as reliable and sufficiently accurate for this analysis.

3. Any transient facilities developed in the Fenway Urban Renewal Area will be initiated and completed within a reasonable period of time and that such facilities will be competitive with existing and proposed facilities in other areas.

4. No major transient housing facility is planned for the Copley Square area at this time.

SECTION D

THE FENWAY URBAN RENEWAL PROJECT

This company has prepared and delivered under separate cover a Land Use and Marketability Study (LUMS) with respect to the Fenway Urban Renewal Project. Therefore, we believe it unnecessary to include in this report a description of the Fenway Area, its characteristics, adjacent neighborhood, and major economic influences. However, our analysis of the Fenway Project has served as a valuable guide in directing our attention to the need and feasibility of additional transient facilities in the area. We therefore recommend that this study be considered in conjunction with our Fenway LUMS and that reference be made to applicable sections and exhibits of that report.

SECTION E

BOSTON'S TRANSIENT HOUSING MARKET

PAST AND PRESENT MARKET

Historically, the Back Bay and Fenway sections of Boston have constituted the major concentration of transient accomodations. During the last two decades, a substantial number of older hotels in these areas have discontinued operations. The principal causes for their retirement were their age, functional obsolescence, relatively high operating cost and resultant declining occupancy coupled with the competition of modern motels and motor inns being built in Boston and outlying areas. Also during this period, these areas witnessed tremendous educational growth and various institutions found these older facilities unique for dormitory and school use. In view of their particular need for suitable buildings and their advantageous position with respect to taxes, these institutions could compete favorably with prospective hotel purchasers. Other hotels were converted to apartment use or demolished. However, since the recent development of the Prudential Center and in particular the War Memorial Auditorium, we have observed that demand for transient facilities in the Back Bay and Fenway area is rising constantly. It is our opinion that, with the completion of the Prudential Center, the

Christian Science Church Center, the John Hancock Development, and the development of air rights over the Massachusetts Turnpike at Copley Square together with the favorable impact of the Fenway Urban Renewal Project and planned developments in the Back Bay, demand for transient housing will continue to rise and and that the area proximate to the Prudential Center will emerge as the location of Boston's principal transient accommodations.

While any new transient facility developed in the Fenway Urban Renewal Area will be competing with other first-class accommodations in the city and close-in areas, we believe that, because of the significance of the Prudential Center, the War Memorial Auditorium and other planned developments, a distinction should be made between transient facilities which serve the city in general (Table 1) and those which are located within convenient distance of the Prudential Center (Table 2). In determining the number of transient rooms in these areas, consideration has been given only to first-class accommodations. While it is difficult to classify a hotel as first- or second-class, the term as used in this report generally refers to those hotels and motels which appeal to businessmen, convention delegates, tourists, and other visitors who seek pleasant accommodations rather than simple shelter. Excluded, therefore, from this analysis are permanent

TABLE 1

Hotels, Motels and Motor Inns in Boston and Close-in Areas

Hotel	Location	Number of Transient Rooms Before 1948	Number of Transient Rooms 1948-1968	Rooms Committed For Conventions	Amenities*
Sheraton-Boston	Back Bay		1000	700	AC, T, P, R, CS, CL, S, M
Hotel Lenox	Back Bay	225		100	AC, T, P, R, CS, CL, M
Copley Square Hotel	Back Bay	65		60	AC, T, P, R, CS, CL
Somerset Hotel	Fenway	225		125	AC, T, R, CL, CS, M
Midtown Motor Inn	Fenway		161	75	AC, T, P, R, CS, S
Fenway Motor Hotel	Fenway		94	25	AC, T, P, CS, CL
Fenway Commonwealth	Fenway		150	25	AC, T, P, CS, CL, S
Sheraton-Plaza	Back Bay	446		75	AC, T, P, R, CS, CL, M
Hotel Vendome	Back Bay	120		30	AC, T, R, CL, M
Ritz-Carlton Hotel	Back Bay	200		None	AC, T, R, CL, M, CS
Statler-Hilton	Back Bay	1200		700	AC, T, R, CS, CL, M
Hotel Bradford	Downtown	327		200	AC, T, CS, CL, M, P
Hotel Avery	Downtown	140		50	AC, T, R, CL
Hotel Parker House	Downtown	70		70	T, R, CL, M
Hotel Essex	So. Station	359		150	AC, T, R, CL, M
Madison Hotel	No. Station	500		175	AC, T, CS, CL, M
Hamilton House Motel	Allston		82	15	AC, T, CS, CL, S
Ramada Inn of Boston	Brighton		118	40	AC, T, P, R, CL, S, M
Charles River Motel	Brighton		55	10	AC, T, P, CL, M
Howard Johnson Motel	Dorchester		100	35	AC, T, P, R, CL, S, M
1200 Beacon St. Motel	Brookline		172	45	AC, T, P, R, CS, CL, M
Charterhouse Motor Hotel	Cambridge		200	75	AC, T, P, R, CS, CL, S, M
	TOTAL	3877	2132		
	COMBINED TOTAL	6009		2780	

* Amenities: AC - Air Conditioning; T - Television; P - Free Parking; R - Restaurant; CS - Coffee Shop; CL - Cocktail Lounge; S - Swimming Pool; M - Meeting Facilities

resident hotels, permanent resident rooms within some transient hotels, and rooms which do not have such minimum amenities as a private bath, air conditioning, and television.

HOTELS, MOTELS AND MOTOR INNS IN BOSTON AND CLOSE-IN AREAS

Table 1 on the facing page includes all first-class facilities in the city*, both central and suburban, and those transient accommodations in Cambridge and Brookline which, because of proximity to Boston, represent some competition. Our survey indicates that, at the present time, there are 23 transient facilities in this area having a total of 6009 rooms. Of this number 2132 or about 35% have been built in the last twenty years. During the same period the following hotels in the same category have discontinued operation:

Hotel	No. of Transient Rooms
Kenmore	400
St. George	180
Touraine	256
Sherry Biltmore	317
Bellevue	200
Bostonian	150
Fensgate	140
Shelton	250
Lincolnshire	100
Myles Standish	100
Brunswick	200
Gardner	60
Puritan	125
Total	2478

*Logan International Motel has not been included in this survey because it serves primarily the airline industry and is not considered, from a practical point of view, to be competitive with Boston hotels.

While it is true that the above hotels were relatively old, many offering less than first-class accommodations by today's standards and all experiencing declining occupancy rates, several hotels included in Table 1 are now having difficulty due to location and/or marginal appeal. These include the following:

Hotel	No. of Transient Rooms	
Bradford	327	
Avery	140	
Parker House	70	(reportedly for sale for conversion to apartments)
Essex	359	
Madison	500	
Total	1396	

Other hotels included in Table 1 that have limited appeal are the Vendome (120) and the Copley Square (65). Also, it is reported from a reliable source that the 225-room Somerset Hotel has been offered for sale.

Therefore, our analysis of Boston's transient facilities between 1948 and the present indicates that the supply of transient rooms has been reduced by 346. Also during this period, while 2132 rooms were being replaced, at least 1581 may have become too obsolescent to be competitive. On a national basis, the number of new hotel and motel rooms in

TABLE 2

Hotels, Motels and Motor Inns Convenient to the Prudential Center

Hotel	Location	Number of Transient Rooms Before 1948	Number of Transient Rooms 1948-1968	Rooms Committed For Conventions
Sheraton-Boston	Back Bay		1000	700
Hotel Lenox	Back Bay	225		100
Copley Square Hotel	Back Bay	65		60
Somerset Hotel	Fenway	225		125
Midtown Motor Inn	Fenway		161	75
Fenway Motor Hotel	Fenway		94	25
Fenway Commonwealth	Fenway		150	25
Sheraton-Plaza	Back Bay	446		75
Hotel Vendome	Back Bay	120		30
Ritz-Carlton Hotel	Back Bay	200		None
Statler-Hilton	Back Bay	1200		700
	TOTAL	2481	1405	
	COMBINED TOTAL	3886		1915

the past 20 years has just about been offset by demolition and changed use of old facilities. By this standard we conclude that Boston, at the present time, has a 346-room deficiency in its supply of transient rooms. It is also reasonable to assume that, because of the less secure position of the older hotels cited above, any new transient facilities in Boston will certainly affect their occupancy and may very well force their retirement. We have found that the deficiency in the supply of Boston's transient rooms has been absorbed by new motels and motor inns that dot the Boston periphery. These same facilities are also the principal reason for the decline in occupancy of many older hotels in the city. Therefore, it is our opinion that, without any increase in demand, the Boston transient housing market can presently absorb about 1900 new transient rooms.

HOTELS, MOTELS AND MOTOR INNS CONVENIENT TO THE PRUDENTIAL CENTER

Table 2 on the facing page includes those transient facilities within walking or short-ride distance of the Prudential Center. This survey indicates that there are 3886 rooms in the area including the above discussed Vendome, Copley Square and Somerset. The Statler-Hilton, Boston's largest hotel, has been

TABLE 3

HOTEL OCCUPANCY TRENDS, BY CITY - 1958-1966

CITY	1958	1959	1960	1961	1962	1963	1964	1965	1966
National Average (Weighted)*	67%	67%	65%	64%	62%	60%	60%	63%	64%
Boston, Massachusetts	73%	72%	72%	71%	71%	70%	67%	67%	72%
Atlanta, Georgia	68%	65%	62%	58%	59%	52%	52%	54%	58%
Baltimore, Maryland	67%	65%	63%	61%	60%	55%	51%	53%	59%
Chicago, Illinois	72%	71%	69%	67%	66%	65%	66%	71%	72%
Houston, Texas	71%	67%	67%	65%	57%	55%	53%	61%	61%
Los Angeles, California	75%	77%	75%	70%	69%	70%	69%	67%	63%
New Orleans, Louisiana	74%	71%	67%	60%	63%	68%	72%	78%	76%
New York, New York	77%	79%	78%	75%	73%	69%	74%	75%	72%
Philadelphia, Pennsylvania	64%	59%	61%	61%	59%	59%	58%	56%	57%
San Francisco, California	81%	81%	81%	78%	76%	77%	78%	79%	82%
Washington, D.C.	74%	75%	75%	75%	76%	69%	72%	72%	71%

*Weighted on basis of 1958 Hotel Census

Source: Harris, Kerr, Forster & Company, "Trends in the Hotel-Motel Business"

included because of its size and the fact that it often serves as headquarters for conventions. It is our belief, however, that a new transient facility in the Prudential area would seriously affect its occupancy rate.

FUTURE MARKET

The statistical presentation shown in Table 3 on the facing page has been reported by Harris, Kerr, Forster Company "Trends in the Hotel-Motel Business". It is noted that Boston hotels have maintained an occupancy rate over the past several years well above the national average, and reasonably consistent. While the 1967 figures are not available at this time from this source, Mr. Roger Saunders of the Boston Hotel and Motel Association has informed us that 19 hotels and motels having 6750 rooms reported a 76.8% occupancy rate. This is a very strong occupancy level and we believe it indicative of the limited transient facilities in Boston. The following quotations from "Inventory and Analysis of Recreation, Tourism and Vacationing in Eastern Massachusetts" conducted by Northeastern University are pertinent:

> Pg. 305 "There has been criticism of Greater Boston hotels on two scores -- unavailability of rooms and reluctance to grant group tour rates."

Pg. 415 "...the reluctance of hotel keepers (to grant group tour rates) stems from the fact that their accommodations are full."

The City of Boston War Memorial Auditorium is one of the country's largest and most modern exhibition and convention centers. It contains over 150,000 square feet of exhibit space, a 5826-seat auditorium complete with stage facilities, 10 permanent meeting rooms and several modular meeting rooms. It opened in February 1965 and has experienced extensive demand. At this time, it is completely booked for 1968 and 1969. The Convention and Visitor's Bureau of the Greater Boston Chamber of Commerce reports that the city's convention business has increased substantially since the completion of the Auditorium both in number of visitors and dollar volume. During 1968, a total of 20 conventions will utilize its facilities and those alone will attract 113,650 visitors to Boston. Pertinent to this particular study is the fact that 80% of the requests for transient accommodations received by the Visitor's Bureau for conventions being held at the Auditorium indicate a first choice for the Sheraton-Boston. This new 1000-room facility within the Prudential complex is the second largest in Boston and the first major hotel to be built in Boston in this generation. It is reported from reliable

sources to be highly successful, frequently operating above 90% occupancy and averaging over 80% on a year-round basis. The Visitor's Bureau also reports that virtually 100% of the requests for transient rooms in connection with conventions being held at the Auditorium indicate a preference for accommodations within close proximity. In this respect, it is reported that nearby hotels such as the Lenox, Copley Square and Sheraton-Plaza have experienced rising occupancies in recent years.

We recognize the fact that a transient facility cannot operate successfully solely on the basis of conventions being held at the Auditorium. Therefore, we have considered also the total convention business between 1968 and 1977. The Visitor's Bureau reports that 532 conventions have been committed for this period with a total estimated attendance of 931,435. However, several conventions have not been booked beyond one year. Therefore, a more realistic estimate for this period would be 250 conventions per year with an annual attendance of 275,000 to 300,000.

The Greater Boston Chamber of Commerce reports that a major convention being held in Boston may require from 4000 to 5000 rooms. In Tables 1 and 2 we have also included the

number of transient rooms that various hotels and motels are willing to commit for convention use. These total 2780 in Table 1 and 1915 in Table 2. It is, therefore, apparent that Boston's total transient facilities fall 1220 to 2220 rooms short of satisfying the needs of a major convention. With respect to the area proximate to the War Memorial Auditorium where major conventions are most likely to be held and, as was previously noted, visitors prefer to stay, the indicated deficiency is between 2085 and 3085 transient rooms.

Of course, not all conventions are large. In fact 40% involve 250 or fewer delegates and some types of large conventions may not require as many rooms as others. Nevertheless, we feel it important to point out that there are many occasions when Boston's transient facilities can not satisfy the demand for accommodations. It follows that Boston will not be able to attract large conventions in the future if it is unable to provide an adequate number of suitable rooms for this purpose. Boston ranks 9th or 10th nationally in number and size of conventions while operating on a $115,000 budget. This amount places the city 26th nationally with respect to promotional appropriations. It is the belief of informed individuals that the city could increase substantially its convention business

with an increased expenditure for this purpose. As a matter of fact, Boston and Massachusetts, because of their various attractions, have been able to increase their convention and tourist business in past years in spite of their reluctance to appropriate significant expenditures for promotional purposes.

Demand from other sources is also essential to the success of transient facilities. These other sources are cited as follows:

1. Business - With the present and planned revitalization of Boston through urban renewal and private development and the attendant increase in business activity, it is reasonable to expect a growing demand for transient facilities to serve business travelers.

2. Tourism - Boston has long been a major tourist attraction. Its historical, cultural and recreational advantages are well known. With an increase in population, income, and leisure time and improved transportation, the number of tourists will be substantially greater than at present.

3. Education and Research - Boston's many fine institutions are widely known and respected. Its medical centers are unsurpassed and its research and scientific achievements will be

enhanced with the development of the NASA center in nearby Cambridge. We note that Boston's transient facilities are particularly busy each year at graduation time.

On the basis of our investigation of the future transient housing market, we believe that demand for accommodations will increase during the next decade. In order to meet this demand, we estimate that the total number of first-class transient rooms should be increased by about 5%. This is equivalent to 300 over the 6000 existing transient rooms.

We have previously stated our opinion that, without any increase in demand, the Boston transient housing market can presently absorb about 1900 new rooms. Therefore, our total estimate, in view of existing and future demand, amounts to 2200 new rooms.

Before arriving at a conclusion with respect to the need for additional transient facilities, it is necessary to consider the number and types of transient developments under construction, planned or proposed, in Boston and close-in areas and in the area convenient to the Prudential Center.

> The Fenway Cambridge Motor Hotel is now under construction and will probably open this year. It will contain about 200 rooms.

A Holiday Inn in the West End Urban Renewal Project is nearing completion. It contains about 300 rooms.

The Charterhouse in Cambridge plans to add 200 rooms.

A major facility containing 400 rooms is planned for the Government Center Project.

The Waterfront Project will include a facility containing about 300 rooms.

Three transient housing developments are planned or proposed in the South Cove Urban Renewal Project. These will occupy Parcels C-3, C-4 and C-8 and will reportedly contain 773 rooms. The feasibility of 200 of these rooms is doubtful, therefore, a more realistic estimate would be about 600 new rooms.

There are no transient facilities planned beyond the discussion stage for the Back Bay or Fenway sections of Boston. If concrete proposals or plans for such a facility should take place before implementation of our recommendations, the entire transient housing market in these areas should be reconsidered.

Both the Fenway Cambridge and the enlarged Charterhouse will serve principally the new NASA Center in Cambridge and, while they may absorb deficiencies in the Boston transient housing supply at various times, it is unlikely that they will be directly competitive. Therefore, the remaining developments will add about 1600 new transient rooms to the Boston inventory.

It is more likely, however, that they will replace the same number of existing transient rooms located in older facilities. We also note that these 1600 rooms will be located close to the Government Center and downtown sections of Boston.

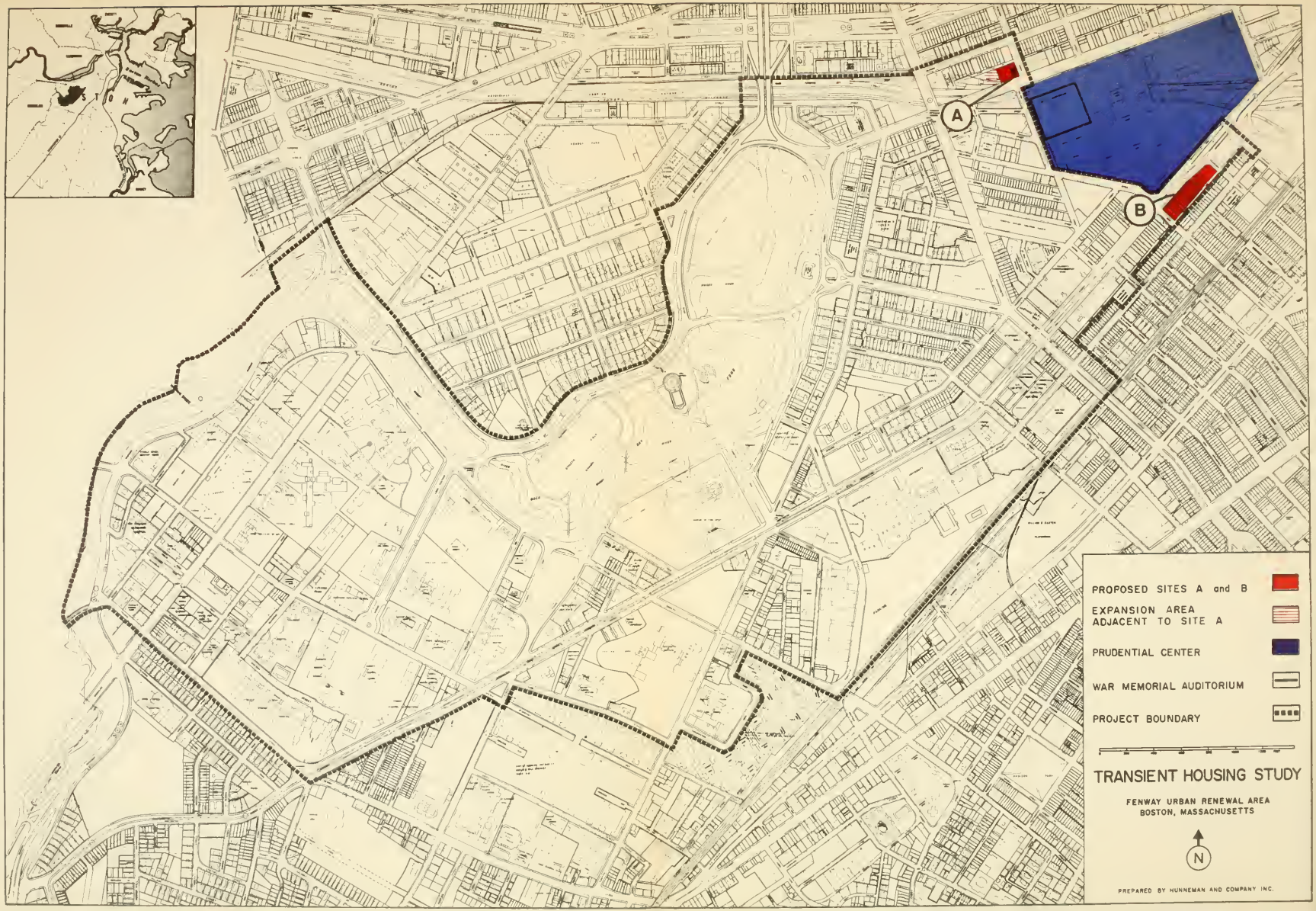
In view of our previously estimated total of 2200 new rooms, we conclude that an additional 600 new rooms may be built without creating an oversupply. Of this number, 300 would probably replace existing rooms in older facilities and the remaining 300 would meet future demand. We realize that the latter is probably a conservative estimate. However, it is made in light of the uncertainty of the above cited transient developments in the city and our inability to evaluate, at this time, their impact on the Boston transient housing market.

In recent years the concept of a "New Boston" has been enthusiastically received in both the private and governmental sectors of the economy. Ambitious renewal action by the Boston Redevelopment Authority, cooperation by Federal and State agencies and private developers has resulted in an unprecedented building boom with respect to major office buildings, apartments, and accessory facilities. We believe that confidence in the city has been restored and that the economic outlook is bright.

Our investigation leads us to believe that persons visiting Boston would prefer to have accommodations in the city providing

they are as appealing and comfortable as those in outlying areas. We have the opinion that properly designed and managed facilities in the Prudential area would be highly successful and would reverse the trend whereby hotels and motels in outlying areas have to absorb the deficient supply of transient rooms in Boston.

It is, therefore, our conclusion that 600 new transient rooms should be constructed in the area proximate to the Prudential Center.


A
B
PROPOSED SITES A and B
EXPANSION AREA ADJACENT TO SITE A
PRUDENTIAL CENTER
WAR MEMORIAL AUDITORIUM
PROJECT BOUNDARY
TRANSIENT HOUSING STUDY
FENWAY URBAN RENEWAL AREA
BOSTON, MASSACHUSETTS
N
PREPARED BY HUNNEMAN AND COMPANY INC.

SECTION F

FEASIBILITY OF TRANSIENT FACILITIES IN THE FENWAY URBAN RENEWAL PROJECT

We have been asked to evaluate two sites within the Fenway Urban Renewal Project with respect to their feasibility for transient housing facilities. These are shown on the facing map and have been designated as Sites A and B.

Site A

Site A is located at the westerly corner of Boylston and Hereford Streets about one block east of Massachusetts Avenue. Rectangular in shape, it has a 147-foot ± frontage on Boylston Street and extends 110 feet along Hereford Street to Public Alley No. 444. The site contains 16,162 square feet. Its elevation varies from 7 to 15 feet below Boylston Street, 2 to 7 feet below Hereford Street and 0 to 2 feet below the Public Alley. Westerly, it is bordered by land of the Massachusetts Bay Transportation Authority wherein lie an entrance to the Auditorium Station, a power transformer and an open parking lot. The Massachusetts Turnpike passes under Boylston Street at this point and its west lanes and service road abut the MBTA land. Therefore, the MBTA land's access to Boylston Street is limited to a pedestrian walkway from its southeast corner. Public Alley No. 444 provides rear access to the subject land, the MBTA land and buildings on Newbury Street.

The subject site and its westerly abutter are encumbered by the MBTA tunnel which extends diagonally through the properties about 15 to 20 feet below the grade of Boylston Street. With respect to the subject, the tunnel is located along the Boylston Street frontage and varies in depth from zero feet at the corner of Hereford Street to 30 feet along its westerly property line.

Site A is located almost directly opposite the War Memorial Auditorium and diagonally opposite a public parking garage and two theaters on Dalton Street. The Boston Architectural Center

lies to the rear on Newbury Street and the Tennis and Racquet Club occupies the easterly corner of Boylston and Hereford Streets.

While Site A would be very desirable as a location for a transient housing facility, we do not believe it can be developed successfully for this purpose unless it can be enlarged by acquisition of adjacent land and/or air rights over adjacent land. In light of its unique location, we have investigated the possibility of expanding this site in a westerly direction. Such expansion would include a portion of the MBTA land and air rights over the tunnel, the station, and that part of the Massachusetts Turnpike along Boylston Street. The Boston Redevelopment Authority's consulting engineers on this project have informed us that such expansion would be possible from an engineering standpoint. We, therefore, recommend that the parcel's westerly boundary be extended 96 feet along Boylston Street and Public Alley No. 444. Acquisition of rights to this additional land would result in Site A having an area of 26,772 square feet. This, in our opinion, would be the minimum-sized parcel suitable for transient housing.

We believe that an enlarged Site A would command substantial interest as a location for a motel or motor inn. A pedestrian tunnel, in the planning stage, will extend under Boylston Street from the MBTA station to the Auditorium. This tunnel could also serve a transient facility in this location.

The disposition of Site A will not be possible for two to three years due to the necessity of relocating the Fire Station which occupies its easterly portion. In view of this time interval, it is our recommendation that a site containing not less than 26,772 square feet be developed with a motel or motor inn containing about 200 rooms. Such a motel or motor inn would serve mainly as an overflow facility for the Sheraton-Boston Hotel. We believe it should include a good quality restaurant, a cocktail lounge and required parking but no convention facilities.

We are aware that it may be possible to enlarge Site A so as to include all of the MBTA land and the air rights over the Massachusetts Turnpike on Boylston Street which it abuts. The design of a facility on a larger site could then incorporate an entrance to the MBTA station and would result in a much more attractive facade along Boylston Street. We believe that such acquisition

or appropriate options would be desirable in view of the site's unique location. It is reasonable to anticipate increased demand for transient accommodations in this area in future years and the availability of land and/or air rights for construction of an additional 100 or 150 rooms at a later date would be particularly attractive to investors. While at this time we do not recommend more than 200 rooms for this location, we believe that the delayed disposition of Site A will permit time in which to study its various expansion possibilities.

Site B

Site B is located on the southeasterly side of Huntington Avenue between Garrison and West Newton Streets. It is nearly rectangular in shape and contains 55,700 square feet. Frontage includes 490 feet on Huntington Avenue and 120 feet on Garrison and West Newton Streets. Its rear property line is bordered by Public Alley No. 402. It is generally level and meets street grade on all sides.

Site B is well located with respect to the Prudential Center and slightly closer to Copley Square and downtown Boston. It also has the advantage of being proximate to the Massachusetts Turnpike interchange at Copley Square, the Prudential Apartments, and the proposed 28-story Prudential Office Tower. It is likely that Site B will benefit directly from the Christian Science Church development, the John Hancock Development and future development of air rights over the Massachusetts Turnpike at Copley Square. It is also served by good public transportation. Site B is sufficient in size to accommodate a large transient facility and will be available within a reasonable period.

It is our recommendation that Site B be developed with a major transient hotel containing about 400 rooms, complete with moderately-sized meeting rooms, restaurant and cocktail lounge, guest parking, and appropriate amenities customarily found in first-class hotels.

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